153.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,300 /	938,300
					USE VALUE:	938,300 /	938,300
					ASSESSED:	938,300 /	938,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OTTENHEIMER DANIEL E-ETAL
Owner 2:	WEBER SARA
Owner 3:	
Street 1:	36 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 2257 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	493,900	400	444,000	938,300
Total Card	0.103	493,900	400	444,000	938,300
Total Parcel	0.103	493,900	400	444,000	938,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.66 | /Parcel: 415.6

Legal Description

User Acct 101758

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0004-0006.0

!12016!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	493,900	400	4,500.	444,000	938,300	938,300	Year End Roll	12/18/2019
2019	101	FV	347,000	500	4,500.	416,300	763,800	763,800	Year End Roll	1/3/2019
2018	101	FV	347,000	500	4,500.	344,100	691,600	691,600	Year End Roll	12/20/2017
2017	101	FV	347,000	500	4,500.	316,400	663,900	663,900	Year End Roll	1/3/2017
2016	101	FV	347,000	500	4,500.	288,600	636,100	636,100	Year End	1/4/2016
2015	101	FV	333,500	500	4,500.	283,100	617,100	617,100	Year End Roll	12/11/2014
2014	101	FV	333,500	500	4,500.	263,100	597,100	597,100	Year End Roll	12/16/2013
2013	101	FV	333,500	500	4,500.	250,300	584,300	584,300		12/13/2012

PRINT

Date	Time
12/11/20	02:08:15

LAST REV

Date	Time
12/26/19	17:06:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12016

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OTTENHEIMER DAN	22289-119		8/12/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	101758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1482		4,000					
9/17/2019	1433		8,164					
9/17/2019	1433		8,164					
9/6/2018	1279	Redo Bat	54,245	C				
8/19/2004	760	Redo Bat	18,000					
8/6/2001	530	Redo Kit	40,000	C				
10/1/1996	488		48,000					ADDITION/BATH/FOUN

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Info At Door	HS	Hanne S
10/29/2008	Meas/Inspect	345	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRN/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16495824
Const Adj.:	0.98242778
Adj $ / SQ:	154.506
Other Features:	118750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553659
Depreciation:	59795
Depreciated Total:	493863

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

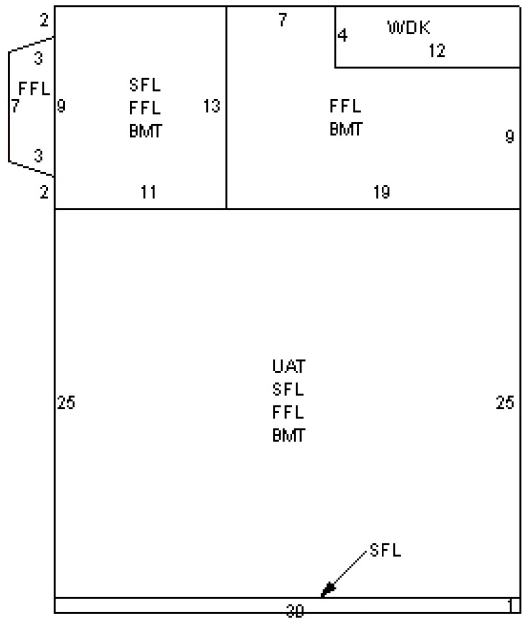
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.96
Special Features:	0	Val/Su Net:	146.69
Final Total:	493900	Val/Su SzAd	242.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	154.510	172,428
BMT	Basement	1,092	52.380	57,196
SFL	Second Floor	923	154.510	142,609
UAT	Upper Attic	188	61.800	11,588
WDK	Deck	48	15.720	755

Net Sketched Area:	3,367			Total:	384,576
Size Ad	2039	Gross Are	3929	FinArea	2257

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	A	AV	1980	5.60	T	31.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400